



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Near Mount Barn, Intake Lane, Cumberworth, Huddersfield, HD8 8YE

£1,200,000

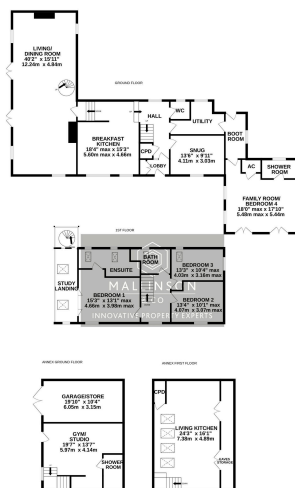
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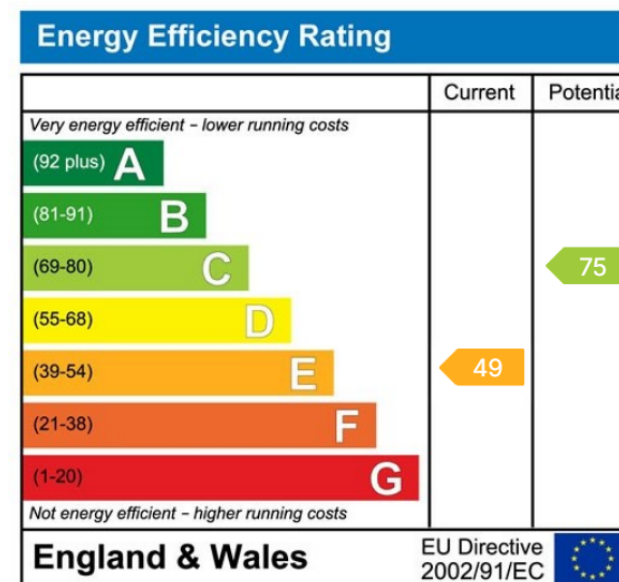
- BARN CONVERSION
- 2 RECEPTION ROOMS
- HIGH QUALITY VERSATILE ACCOMMODATION
- GROUNDS APPROACHING 3.36 ACRES
- PANORAMIC VIEWS
- 4 BEDROOMS PLUS ANNEXE BEDROOM
- WEALTH OF CHARM & CHARACTER
- SUPERB ANNEXE
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER IDYLIC LOCATION



NOTHING SHORT OF EXTRAORDINARY! AN EXCEPTIONAL AND TRULY INDIVIDUAL CHARACTER RESIDENCE, OCCUPYING AN IDYLIC RURAL POSITION, SET WITHIN GROUNDS OF APPROXIMATELY 3.36 ACRES WITH FAR-REACHING VALLEY VIEWS. THIS REMARKABLE FOUR BEDROOM STONE-BUILT HOME OFFERS A WEALTH OF CHARM THROUGHOUT— EXPOSED BEAMS, VAULTED CEILINGS, FEATURE FIREPLACES AND BEAUTIFULLY CRAFTED JOINERY—COMBINED WITH SPACIOUS, VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS, PLUS A SUPERBLY CONVERTED ANNEX PROVIDES FURTHER FLEXIBILITY FOR MULTIGENERATIONAL LIVING, GUEST ACCOMMODATION OR A LUXURY WORKSPACE. THE PROPERTY INCLUDES AROUND 1.3 ACRES OF BEAUTIFULLY MAINTAINED GARDEN AND DRIVEWAY AREAS, WITH THE REMAINING 2 ACRES OF LAND LAID TO OPEN GRASSLAND—PERFECTLY SUITED TO THE FAMILY PURCHASER OR T RETREAT IN THIS COUNTRYSIDE AL SETTING.



TOTAL FLOOR AREA: 3527 sq ft (327.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Mergers 02020



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